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Date: January 23, 2006

To: Regional Comprehensive Plan Task Force

From: Jacob Lieb, Acting Lead Regional Planner, (213) 236-1921

Subject: Land Use and Housing Chapter Outcomes and Indicators

SUMMARY

The Regional Comprehensive Plan (RCP) Task Force has reviewed a preliminary draft Land Use and Housing Chapter. The chapter will contain activities intended to implement the region's preferred growth strategies. This item is intended to promote discussion of goals and measurable outcomes for the chapter.

BACKGROUND

NEED FOR OUTCOMES AND CONTEXT

The Regional Council approved an expanded approach for the Regional Comprehensive Plan process that would require the addition of measurable plan outcomes to each chapter. The purpose of the inclusion of outcomes is to provide a basis for plan accountability and monitoring going forward. Additionally, the ability of a region to plan for and certify specific outcomes has been discussed as a critical concept in Statewide CEQA and planning reform discussions. In brief, an outcome oriented planning process may be used as a prerequisite for regions and local governments to both use an alternative CEQA process and to access funding.

For purposes of this discussion, staff has presented two areas of potential plan outcomes, the first being actual plan performance, and the second being process outcomes. The purpose of the discussion for the Task Force on December 23 is to gauge the acceptability of these outcomes and to seek ideas and input for other potential outcomes.

PERFORMANCE OUTCOMES

Vehicle Miles Traveled per Household – This outcome proposes that the plan's growth distribution (jobs and households), urban design and transportation investment should result in a reduction of VMT at the regional scale. This outcome can be easily ascertained through the transportation modeling process. It is of particular interest in that apart from measuring transportation performance it serves as a proxy for housing, air quality, and urban design issues.

Density Increase In Urban Areas – The plan will specify which areas are considered "urban" or planned for urbanization. The plan would set as an outcome an overall density

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at the regional scale for these areas that would be higher than the existing level.

Density Maximum For Non Urban Areas – As with the prior proposed outcome, this would set a maximum density for non-urban areas consistent with rural or open space usage. Stakeholders at the statewide level have suggested 1 unit per forty acres as an appropriate outcome.

Housing Supply – The plan should identify ample housing supply for all income groups.

PROCESS OUTCOMES

Plan Revisions – The designations of urban and rural areas should be amended no more than once every 10 years.

Plan Participation and Implementation – The plan performance will be certified by SCAG. In the event that the plan is used to qualify the region for State regulatory or financial privileges, the certification can be challenged by any third party.

The plan may also set as a performance outcome a specific **level of participation and implementation** at the local level. For example, the plan might specify that 50% of the cities in the region will adopt ordinances to adopt provisions of the regional plan.